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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | JUNE 27, 2023 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

President Mark Yeary called the meeting to order at 6:04 p.m.

A. ROLL CALL

PRESENT: Marcel Terry, Place 2; Brad Horton, Place 3; Jerod Reeves, Place 5; David Dickinson-Cuniff, Place 7. **ABSENT:** Tyson Eubanks, Place 1; Darold Tippey, Place 4. **CITY STAFF:** Darrell Hull, City Manager; Ross Sanchez, Administrative Assistant; Jonathan Horton, Finance Director.

II. WORK SESSION

A. WORK SESSION REPORTS

1. Use of EDC Property to create a food truck destination at Link St and W. Kennedale Parkway.

City Manager Darrell Hull stated that there's been some interest from food truck companies that are wanting to establish their business in Kennedale on some of our EDC-owned properties. One area of interest is off of Kennedale Pkwy & Link St.

2. Discuss the budget for the Home Town Christmas Event.

City Manager Darrell Hull stated that we would be looking at purchasing new lights for the event that we own and could change into many different colors. This expense would be between $15,000-$20,000. He would like to continue on with $50,000 being in the budget for Hometown Christmas and that cost might even go down some once we have purchased the brand new lights. City Manager Hull would also like to move forward with purchasing a nativity scene for our Hometown Christmas event & TownCenter Park.

B. DISCUSSION AND/OR REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

There was no discussion at this time.

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Kennedale Economic Development Corporation Board of Directors, the presiding officer, and/or staff may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

1.

Updates from members of the Kennedale Economic Development Corporation Board of Directors

There was no updates from the members at this time.

2. Updates from the City Manager:

- List of EDC Properties.
  City Manager Hull stated that we have received complaints about some trees that are needing to be trimmed or removed.

- Seek bid for tree trimming in TownCenter Plaza and other EDC properties.
- TownCenter lawn service through TownCenter Mangement Group.
  City Manager Hull stated that TownCenter Management Group will be maintaining the lawn property by the TownCenter shopping center. The cost for their service will be $300 per month.

- Dollar General Lease Contract.
  City Manager Hill stated that an agreement with Dollar General for a 1 year lease was reached with the option of purchasing the property next to them. They will need to purchase the property next to them so they can build a new building. If they choose not to buy the property, they will have to close and remodel their current building.

3. Updates from or regarding the Chamber of Commerce

Chamber of Commerce President Joe Taylor updated the commission on the Chamber's activity.

B. VISITOR AND CITIZEN FORUM

At this time, any person may address the Kennedale Economic Development Corporation Board of Directors about items not on the agenda. Rules and procedures for addressing the Kennedale Economic Development Corporation Board of Directors are included under "I. CALL TO ORDER". Neither formal action nor discussion may occur at this time. Those wishing, instead, to speak on an agenda item should indicate their desire to speak as the Kennedale Economic Development Corporation Board of Directors considers that item.

There were no citizens who wish to speak at this time.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the May 23, 2023 Regular Meeting

Motion to Approve . Action Approval of the minutes from the May 23, 2023 Regular Meeting, **Moved By** Jerod Reeves, **Seconded By** Tyson Eubanks. **Motion passed unanimously** .

2. Financial Reports for the EDC

Finance Director Jonathan Horton gave more insight on the financials for the EDC and answered questions from the members.

Motion Approve. **Action** Financial Reports for the EDC, **Moved By** Brad Horton, **Seconded By** David Dickinson-Cuniff. **Motion passed unanimously.**

IV. EXECUTIVE SESSION

There was no need for Executive Session during this meeting.

A. ***PURSUANT TO §551.071*** *— Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*

B. ***PURSUANT TO §551.074*** *— Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.*

C. ***PURSUANT TO §551.087*** *— (1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the*

governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

V. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

VI. ADJOURNMENT

Motion . Action ADJOURNMENT, **Moved By** Brad Horton **Seconded By** Jerod Reeves **Motion passed unanimously.**

APPROVED:

MARY YEARY, PRESIDING OFFICER

ATTEST:

ROSS SANCHEZ, COMMISSION SECRETARY